

2016/2017 Ordinance corrections / changes / amendments

FINAL DRAFT (12/11/17)

Article 1

Changed superscript/amendments to all uniform - amend #year-1,2,3, etc

Article 11

Sect 2.03 B, 3rd line add words fifty and percent

Article 111

Changed subscript to all uniform in the ordinance

Sect 3.04 Special use#1 – change to: church or house of worship, parish house, convent

Sect 3.05 principal uses #1 – amend - which meet all *applicable* requirements and *specifications* of the Waverly Township *Zoning Ordinance*.

Sect 3.05 Special use#1 – change to: church or house of worship, parish house, convent

Sect 3.05 Special uses: #3 change recreations to recreation

Sect 3.05 add new line for: Golf courses, athletic fields, stadiums, and community centers

Sect 3.06B Intent: change Low to High Density (last sentence)

Sect 3.07 remove all principal uses and replace with:

1. Office
2. Retail
3. Storage
4. Assembly
5. Light Manufacturing
6. Hospital
7. Lodging
8. School, Public or Private
9. Single-Family Residence
10. Essential Service
11. Mixed Permitted Uses
12. Farming
13. Open Air Business
14. Parks, Public or Private
15. Services
16. Accessory building or structures

Sect 3.07 Special use#3 change communications to communication

Sect 3.07 Special use # 4 change to: church or house of worship, parish house, convent

Sect 3.10 Minimum lot area – removed – and depth, 450 feet deep

Sect 3.10 special use #1 add comma after stadium remove the word and

Sect 3.10 special use#8 change communications to communication

Sect 3.10 add special use #10 Sport Shooting Range, Commercial (outdoor)

Article IV

Changed superscript/amendments to all uniform - amend #year-1,2,3, etc

Sect 4.01 A 1st line added words seven hundred twenty

Sect 4.01 C2 – 2nd line added words six hundred twenty five and fifty percent

Sect 4.02 A#9 – add comma after erected and lower case m in moved

Sect 4.02 A3 – 5th line added word twenty

Sect 4.02 A6 – 3rd line added word seven hundred twenty

- Sect 4.02 A8 – 2nd line added word two hundred
Sect 4.02 A9 - removed period after erected, lower case m in moved
Sect 4.02 A #10- change or to of
Set 4.03 A -space between every and one and hyphenate one-family
Sect 4.04A –last line removed
Sect 4.05 B2 – 4th line added word two hundred
Sect 4.05 C2 – add words thirty, ten, twenty
Sect 4.05A A1 – add word thirty
Sect 4.05A A2 – 4th line add word thirty
Sect 4.05A #4 -2nd line change then to than, added word fifty percent
Sect 4.05 A #5 -added word one hundred
Sect 4.06 A #1 -last line added word twelve
Sect 4.06 A #5 -last line added word sixty
Sect 4.06 A #6 -3rd line added word thirty and twelve
Sect 4.07 A- 6th line added word two, last line added word two
Sect 4.09 -amend to say: No mobile home will be allowed for use as a storage
and/or accessory building
Section 4.10 amended to as follows:

All private roads shall be considered by the Planning Commission. The following minimum standards shall apply:

A. Submit ten (10) copies of the site plan to the Zoning Administrator for preliminary review of ordinance compliance. The Zoning administrator shall submit the private road plan to the Planning Commission.

1. Application for private road shall be made at the same time as or prior to a land division occurs creating a lot or lots without frontage on an existing public road.

B. Private Road site plan shall include:

1. The configuration of proposed lot or lots served by the private road
2. Private road construction specifications with cross sections that show, at a minimum, location, grade, route, elevation, dimensions, and design
3. Proposed future extensions of the private road within the development, if applicable
4. Location of and distance to any public street which private road is to intersect
5. A survey of the right-of-way by a registered land surveyor, together with surveys for each lot to be served by the private road
6. A drainage plan shall be submitted on a topographic map, indicating the manner in which surface drainage is to be dispersed. In no case shall runoff from a private road be diverted beyond the limited of the private road onto adjacent roads or property unless appropriate easements are provided.
7. A road maintenance and access agreement. Agreement shall include:
 - a. Legal Description of the easement
 - b. Persons, lot or parcel responsible for maintaining the road to the standards of the section.
8. The Planning Commission may require additional review, requirements or permits including, but not limited to:
 - a. Requiring an easement for future private road extensions or

- connections to public streets
- b. Requiring a turnout for fire apparatus, mail delivery, or other services
- d. Complete set of plans for review and approval to: MDEQ, Drain Commissioner, SESC, Fire Department, other State or Federal Agency

C. Private road standards for five (5) or more parcels:

1. Right-of-way easement width shall be not less than 66 feet. A narrower easement may be approved by the Waverly Township Planning Commission.
2. Width of traveled surface shall not be less than 20 feet.
3. Have a sand and gravel base of not less than twelve (12) inches in depth of which the top four (4) inches in depth shall be at least a minimum road grade gravel.
4. Be constructed over adequate culverts where necessary.
5. No portion of the road grade shall exceed seven (7 %) percent.
6. The private road shall be constructed in a good and workmanlike manner upon and parallel to the centerline of a permanent right-of-way easement duly recorded with the Van Buren County Register of Deeds.
7. There shall be a clear vision zone at corners of intersection roads, or road junctions, consisting of a triangular area defined by the point of intersection of right-of-way lines and the two points extended along such lines a distance of sixty (60) feet from the point of intersection, and within which area no obstruction to vision, excluding existing topography, shall be permitted from a height of two (2) feet to eight (8) feet above the centerline of the road.
8. An access driveway permit from the Van Buren County Road Commission or State Department of Transportation; and letter indicating there is no known duplication of proposed private road name.
9. No private road shall be incorporated into the public road system unless built to the specifications of the Van Buren County Road Commission for a public record, and inspected by the Van Buren County Road Commission Engineer or his designee at the time of construction.
10. Upon completion of the private road, the applicant shall provide "as built" drawings bearing a certificate and statement from a registered engineer certifying the road has been completed in accordance with the standards in the section and approved site plan.
11. The Zoning Administrator shall not issue zoning approval for any dwelling or other building on a lot served by the private road until a safe and unimpeded route of travel has been approved by the Zoning Administrator or Building Inspector.
12. Private road must be complete and approved prior to a Certificate of Occupancy being issued, if applicable.

D. Private road standards to serve maximum of four (4) parcels:

1. Right-of-way easement width shall be no less than thirty-three (33) feet. A narrower easement may be approved by the Waverly Township Planning Commission.

2. Have a sand and gravel base of not less than twelve (12) inches in depth of which the top four (4) inches in depth shall be at least a minimum road grade gravel.
3. Have a roadbed not less than fourteen (14) feet wide.
4. Be constructed over adequate culverts where necessary.
5. No portion of the road grade shall exceed seven (7 %) percent.
6. The private road shall be constructed in a good and workmanlike manner upon and parallel to the centerline of a permanent right-of-way easement duly recorded with the Van Buren County Register of Deeds.
2. An access driveway permit from the Van Buren County Road Commission or State Department of Transportation; and letter indicating there is no known duplication of proposed private road name.
3. The Zoning Administrator shall not issue zoning approval for any dwelling or other building on a lot served by the private road until a safe and unimpeded route of travel has been approved by the Zoning Administrator or Building Inspector.

E. Previously Constructed Private Roads

1. A private road constructed prior to the adoption of the this section may continue in use and not need to be improved to the standards required of this Ordinance so long as the private road serves the same number of lots or parcels that it served at time of construction.

2. If an additional burden is added to an existing private road the standards of this Ordinance must be satisfied.

Sect 4.11 A -added number 4, added number 1, added word twenty

Sect 4.12 B1 3rd line add word fifty

Sect 4.12 C2 – remove whole line

Sect 4.13 Mining

Sect 4.13.02 last line add: exceed one thousand (1000) cubic yards in a year

Sect 4.13.03 J amend to: Mining Permit: A mining permit, approved by the Waverly Township Board after a public hearing with the Planning Commission, per the Zoning Ordinance.

Sect 4.13.04 A -last line added - without first obtaining a Mining Permit

Sect 4.13.04 B -change business to mining operation

Sect 4.13.04 New C: Renewal Permit: An annual inspection shall be performed by the zoning administrator to ensure conformance with the approved site plan and conditions, if applicable. A revised site plan showing the worked mined area (including reclaimed area if applicable) and a report of the amount removed is required to be submitted to the Planning Commission for review annually after the date of approval.

Sect 4.13.04 New D: Activities that do not Require a Permit

1. Mineral exploration, such as activities that cause little or no surface disturbance, which may include airborne geophysical surveys; non-explosive seismic energy sources (vibroseis); and shallow drill or auger holes less than fifty (50) feet deep for sand, limestone, gypsum, shale, iron ore, or bentonite.
2. Recreational mining, such as gold panning or mineral collecting that makes use of hand-held equipment. The use of portable dredges does require a State permit.
3. Landowners that mine sand, peat, marl, and gravel on their own property for their own personal use and do not sell it.
4. Businesses or activities in which a principal, major or essential activity involves earth removal, quarrying, gravel processing, mining and/or related mineral extraction businesses on any site where the material removed, quarried, processed, mined or extracted do not exceed one thousand (1000) cubic yards in a year is sold and removed from the premises.

Sect 4.13.04 E-added an additional sentence to read: Copies of the permits are required to be submitted to the Zoning Administrator

Sect 4.13.05 A- add mining before operations 3rd word; 3rd line add after platted: residential subdivision or a residential site condo

Sect 4.13.05 B-3rd line changed excavation to mining, changed on to one; 5th line changed Township Board to Planning Commission; 6th line changed than to then; 6th line changed Township Board to Planning Commission; 8th line changed 500 to 50

Sect 4.13.05 C-3rd word changed from excavation to mining; 1st line added word one hundred; 3rd line changed excavation business to mining operations

Sect 4.13.05 E- 3rd word changed excavation to mining

Sect 4.13.06 A1 -1st line added word ten; 2nd line added word ten

Sect 4.13.06 A2 -4th line changed then to than; last line added comma between height and trees

Sect 4.13.06 A3 – 3rd line added word ten

Sect 4.13.06 B -1st line added word ten

Sect 4.13.07 A -5th line added comma between berms and wall; 7th line changed just to dust

Section 4.13.07 B – 2nd line changed activity to operation; 10th line changed form to from; last line changed activity to operation

Sect 4.13.08 A – 3rd line remove or excavation; took s off operations; 4th line removed completion of; changed effected to completed; 6th line removed or excavation activity replaced with operation; last line changed activity with operation.

Sect 4.13.08 B –removed words: The following standards shall control reclamation and rehabilitation; turned #1 into B; 2nd word changed from excavation to mining.

Sect 4.13.08 B a -3rd word changed from excavated to mined

Sect 4.13.08 B b - 3rd line changed wing to wind

Sect 4.13.08 B c – 5th word changed from excavations to mining; 2nd line changed excavation to mining

Sect 4.13.08 B d – 2nd line changed word excavated to mined

Sect 4.13.09 A – remove and replace with: A fee in the amount fixed by fee schedule established by resolution of the Township Board.

Sect 4.13.10 A4 add of applicant after birth date; birth date of applicant

Sect 4.13.10 A5 – changed proceeding to preceding; changed 3 years to 6 years

Sect 4.13.10 A11 –3rd line removed and Zoning; last line added prepared and sealed by an engineer

Sect 4.13.10A11 – subsected a into a, b, c, d

Sect 4.13.10 A add #13 Background checks (including but not limited to criminal, bankruptcy, lawsuits) may be required by the Planning Commission or Township Board. Any cost occurred will be billed to the applicant.

Sect 4.13.11 C – 1st line removed and Zoning

Sect 4.13.11 C 6 – 1st line added to the Township Board for final approval; removed and Zoning; last line removed and Zoning

Sect 4.13.13 Changed heading to Revocation of Mining Permit or Compliance Permit

Section 4.13.14 Section amended to read as the following:

- A. A mining permit or compliance permit issued pursuant to this Section may not be assigned, transferred or otherwise conveyed; said permits do not run with the land described in the permit application(s).
- B. In the event the subject property is sold, transferred or otherwise conveyed and the successor-in-interest intends on continuing the activity previously approved, the successor-in-interest must submit a new application form for a mining permit and zoning compliance permit providing contact information for the successor-in-interest and written acknowledgement of the terms of the previous permit(s) and the successor-in-interest's agreement to be bound by the terms and conditions of said permits.

Sect 4.13.15 moved to Sect 4.13.04 Required Permits

Sect 4.14 Minor home occupation –

Changed subscript to all uniform in the ordinance

Sect 4.14.02 C 3rd line, added word twenty-five percent

Article V

Changed superscript/amendments to all uniform - amend #year-1,2,3, etc

Sect 5.02 A6 3rd line, added word five thousand

Sect 5.03 A – added word one hundred

Sect 5.03 8 – 2nd line added word two

Sect 5.03 9 – 2nd line added word two, 3rd line add word ten thousand

Sect 5.04 A -replace with: Ten (10) copies of any required site plan shall be submitted to the Zoning Administrator along with a cover letter signed by the property owner and prospective developer giving a general explanation of and background information on the proposed development.

Sect 5.04 B 3rd line, added word fifteen

Sect 5.04 L –1st line added word twelve, 2nd line added word twenty-four

Article VI

Sect 6.03 A – amend to: It shall be unlawful to commence the excavation, construction, moving, of any building, accessory building, or other structure until the Zoning Administrator has issued a Zoning Compliance Permit.

Section 6.03 C – 3rd line added word ten

Section 6.03 D – amend to: Zoning Compliance Permit issued under this ordinance shall be valid for a period of one (1) year. One (1) extension of a zoning compliance permit for one (1) additional year may be allowed. A second (2) and final extension of the zoning compliance permit may be granted if seventy-five (75) percent of the overall project is completed.

Section 6.03 F removed

Article VII

Changed superscript/amendments to all uniform - amend #year-1,2,3, etc

Sect 7.01 B – 2nd line added word three; changed “to” after membership to on; 5th line change proceeding to preceding

Sect 7.02 C – deleted text after word ordinance

Sect 7.02 D – 5th line removed period and made small f, for the word for in parenthesis;
6th line added word three; 7th line added number 2

Sect 7.02 E 4 – hyphenate self-created

Sect 7.02 F – 4th line change or after proof to of; remove s after Boards

Article VIII

Changed superscript/amendments to all uniform - amend #year-1,2,3, etc

Section 8.02 F, 5th line, added word thirty

Section 8.02 G, 2nd line, added word thirty

Section 8.02 K, 1st line added word seven; last line, added word ten

Section 8.03- 2nd line added the word years

Section 8.04 -3rd line added the word fifteen and parenthesis around 15

Section 8.04 C2, last line, added word eleven

Article IX

Removed letter A 9.01, 9.02, 9.04. 9.06

Section 9.03 A 6th line, added word ninety

Article X

Changed superscript/amendments to all uniform - amend #year-1,2,3, etc

Section 10.02 Adult Foster Care facility A. 3rd line added word twenty-four, number 5,
number 2

Section 10.02 Adult Foster Care facility B. 1st line added word thirteen, 3rd line added
word twenty-four, number 5, number 2

Section 10.02 added: Assembly (Commercial District Use) -Use for public or private
assembly including but not limited to: restaurant, bar, funeral home, indoor recreation,
auditorium, clubs, Library.

Section 10.03 Board of Appeals - capitalize Township Board

Section 10.04 Campground- correct MCL # to 333.12501

Section 10.04 Church – comma after worship; parish house, convent

Section 10.04 Concentrated Animal Feeding Op – 2nd line added word forty-five and
twelve

Section 10.05 Child (Family) Day Care Home – 3rd line added word seven and twenty-
four, 6th line added word four

Section 10.05 Child (Group) Day Care Home – 2nd line added word six, 3rd line added word twelve, 4th line added word twenty-four, 6th line added word four

Section 10.05 Child day care center or child care center – 4th line added word twenty-four, 6th line added number 2. Subsection 1 – 3rd line added word three, 4th line added word eight and four, 5th line added word twelve. Subsection 2 – 2nd line added word three

Section 10.05 deck – 2nd line added words twelve inches

Section 10.05 Dwelling, One-Family- deleted last sentence

Section 10.07 Farm Market – 3rd line added word fifty

Section 10.07 Floor Area, Gross – add Floor area is beginning of paragraph; 3rd line remove parenthesis from floor area; 3rd line remove which is what this normally is referred to as; 7th line remove parenthesis from floor area

Section 10.13 removed Land Use Plan, Official; added to Section 10.14 Master Plan, Official

Section 10.13 added: Light Manufacturing (Commercial District Use)- Use including but limited to: small tools, dies, gauges, molds, patterns, models, fabrication, assembly, brewery, winery.

Section 10.13 Loading Berth- change berth to space

Section 10.13 Lot Measurements – 8th line added word thirty

Section 10.14 Mini-Warehouses – add words Group or; change and to “or” after access

Section 10.17 Parking Space – removed last two lines

Section 10.19 added: Services (Commercial District Use) - Use including but not limited to: auto repair, small engine repair, appliance repair, car wash, gas station, hair salon, massage therapy

Section 10.19 added: Sports Shooting Range (Act 269 of 1989) – an area designed and operated for the use of archery, rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting. Sport shooting ranges shall be further classified as either private or commercial in nature.

Section 10.19 added: Sports Shooting Range, Commercial (outdoor) - an area designed and operated for the use of archery, rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting that is operated either for profit or nonprofit.

Section 10.19 added: Sport Shooting Range, Generally Accepted Operation Practices (Act 269 of 1989) – Those practices adopted by the Natural Resources Commission that are established by a nationally recognized nonprofit membership organization that provides voluntary firearms safety programs that include training individuals in the safe handling and use of firearms, which practices are developed with consideration of all information reasonably available regarding the operation of shooting ranges. The Natural Resource Commission has stated that the manual developed by the National Rifle Association concerning generally accepted operation practices is advisory and should be

considered as providing guidelines for operation rather than absolute requirements. These practices shall be reviewed at least every five (5) years by the commission of natural resources and revised as the commission considers necessary.

Section 10.19 added: Storage (Commercial District Use) – Use including but not limited to: building or a group of buildings for indoor storage and or outdoor storage

Section 10.19 Substantial Improvement – 2nd line added word fifty

Article XI

Changed superscript/amendments to all uniform - amend #year-1,2,3, etc

Changed square feet to uniform sq. ft.

Section 11.02 C 1st line added number 2

Section 11.02 E – 1st line added word fifty percent

Section 11.03 1 e – amended to say One (1) space for each unit; one (1) space for each employee; visitor parking one (1) space for four (4) units

Section 11.03 2 c – added sq. after 600

Section 11.03 2 d – 1st line added number 1, 2nd line added number 1

Section 11.03 2 e – 1st line added number 1

Section 11.03 3 a – 2nd line added number 1

Section 11.03 3 f – added sq. after 40

Section 11.03 3 k – added funeral homes; changed 100 to 30

Section 11.03 3 s – added sq. after 75

Section 11.03 4 b – changed 400 to 200

Section 11.03 6 - replace Berths with Spaces

Section 11.03 6 – 1st line add word one, 2nd line add word two, 3rd line add word three, 4th line add word one,

Section 11.04 amended pretty much whole section. Amended to read as follows:

Wherever a parking lot is built as required for off-street parking, such parking lot shall be laid out, constructed, and maintained. A Site plan must be submitted to the Planning Commission for approval in accordance with the following requirements:

- A. Adequate ingress and egress shall be provided for vehicles to the parking lot by means of clearly limited and defined drives.
- B. Parking spaces in a non-residential district or use will be set back from abutting residential district or use as follows:

1. Ten (10) feet from side lot line.
 2. Front setback shall be equal to the abutting residential required front setback. If no adjoining residential district exists, the front setback will be equal to the front setback requirements of the district in which the lot is located.
 3. Ten (10) feet from rear lot line.
- C. The land between the setback line and the lot line in a parking lot is for the purposes of this ordinance called a buffer strip. The ground of the buffer strip shall be used only for the purpose of plant materials or sidewalks.
1. The buffer strip shall include landscape materials of shrubs and trees that will result in substantial screening of the parking lot and vehicles from the abutting residential district or use.
 2. Landscaping must be maintained in good condition free from refuse and debris. All diseased material shall be replaced within one (1) year or the next appropriate planting season, whichever comes first.
 3. If seasonal weather conditions present practical difficulties in the installation or completion of the buffer strips, they may be deferred for a period not to exceed six (6) months.
- D. Any changes to an approved parking lot plan must be submitted to the Zoning Administrator. If changes are significant the Zoning Administrator will forward the changes to the Planning Commission for approval.
- E. Where the parking lot abuts a residential district or use, a privacy fence, or other fencing approved by Planning Commission, shall be provided, but shall not extend into the required front setback of the abutting residential district or use.
- F. The Planning Commission may modify or waive requirements in this Article.
- G. The surface of the parking lot, including drives and aisles, except for buffer strips, shall be constructed of asphalt, concrete or gravel and must be designed to provide adequate drainage.
- H. Parking structures may be built to satisfy off-street parking regulations when located in other than residential districts, subject to the area, height, bulk and placement regulations of such district in which located.

- I. The dimension of off-street parking spaces shall be in accordance with the following table:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
30 to 53° (angle)	13 feet	9 feet	20 feet	33 feet	53 feet
54 to 74° (angle)	18 feet	9 feet	21 feet	39 feet	60 feet
75 to 90° (Straight in)	25 feet	9 feet	18 feet	43 feet	61 feet
Parallel		10 feet	20 feet		

Article XII PUD

Changed superscript/amendments to all uniform - amend #year-1,2,3, etc

Sec 12.01 D 5th line down capitalized PUD; 6th line down changed word exception for use; 11th line down capitalized PUD

Sec 12.01 E 1st line added spelled word five; 2nd line added word twenty-five thousand; 4th line added words three, fifty, five and fifty

Sec 12.02 A changed RM to MF

Sec 12.02 A1 added word five

Sec 12.02 A3 3rd line added word twenty

Sec 12.02 A4 added word twenty

Sec 12.02 B2 2nd line capitalized PUD

Sec 12.02 B3 added word fifteen

Sec 12.02 B4 deleted all text, line will say “deleted”

Sec 12.02 B5 added word fifteen

Sec 12.03 A3d amended to read: Be designed in a manner to ensure: 1) healthful living conditions 2) adequate light 3) adequate air 4) accessibility for fire and police protection 5) vehicle and pedestrian circulation; shall accommodate, where appropriate, the movement of vehicles, bicycles and pedestrians throughout the proposed development and to and from surrounding areas in a safe and convenient manner.

Sec 12.03 A3e changed general development to Master Plan

Sec 12.04 amended A1abc, 2a to read as follows:

- A. An application and ten (10) copies of the site plan for a proposed Planned Unit Development (PUD) shall be filed with the Zoning Administrator and shall contain the following:
 - 1. A site plan prepared in accordance with Article V, and in addition:
 - a. General description of proposed development and estimated time-table of construction and completion.
 - b. The proposed: 1) use, area, height, bulk and placement of principal and accessory buildings 2) dwelling unit lot size including all dimensions and setbacks 4) common space including acreage and square footage 5) noncommercial recreational area including acreage and square footage or facilities 6) other information necessary to satisfy the intent and requirements of this article.

Sec 12.05 B amended 1st line to read: The Planning Commission shall recommend to the Township Board to approve/approve with conditions or deny the site plan for the PUD in accordance with the criteria specified in the article.

Sec 12.05 added C to read: Upon final approval from the Township Board, a copy of the final master deed and by-laws for condominium projects must be recorded with the Van Buren County register of deeds and a copy submitted to the Zoning Administrator for the file.

Sec 12.06 deleted all text and replaced with:

Security Deposit: To ensure compliance with any conditions imposed in respect to the approval of the PUD, the Planning Commission may require that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable by the Planning Commission covering the estimated costs of improvements be submitted to the Township Clerk to ensure completion of the improvements per a fee amount fixed by fee schedule established by resolution of the Township.

Sec Added 12.07 Commencement of Construction:

- A. Construction must be commenced and proceed meaningful toward completion within one (1) year from the date of the final PUD approval for all or any phase. Construction of each phase of a multi-phased PUD will be commenced within one (1) year of the schedule established for the phase as approved.
- B. If construction has not been commenced within the applicable one (1) year period, the applicant may request an extension to the Planning Commission. Requested extensions cannot exceed 5 additional years, unless applicant shows good cause; to be approved by the Planning Commission.

Sec Added 12.08 Changes to an approved Planned Unit Development

An approved final PUD site plan and any conditions imposed upon the final PUD approval shall not be varied or modified in any respect without an amendment approved by the Planning Commission. Changes determined to minor by the Planning Commission can be approved at a regular meeting with an amended site plan. Changes determined to be major by the Planning Commission shall be approved in the same manner as original submittal.

Article XIII Special Use Permits

Changed superscript/amendments to all uniform - amend #year-1,2,3, etc

Sec 13.01 B 3 – 2nd line added word fifteen, 3rd line and last line added word three-hundred

Sec 13.02 1 Towers

C27 -added word two hundred

C10 -4th and 6th line added word Board after Township

C213- last line added word sixty

C15 replace to read: Fees: A fee in the amount fixed by fee schedule established by resolution of the Township Board.

Sec 13.02 2 Major Home Occupation

B 4th line added word twenty five; last line added word fifty

Section 13.02 8 add comma after Stadiums and remove and

Sec 13.02 added: 14. Sport Shooting Range, Commercial (outdoor)

- A. Sport shooting range shall operate using the Generally Accepted Operation Practices, Sport Shooting Act PA 269, 1989, as amended.
- B. The shooting range shall not interfere with other's rights to safety and enjoyment of their own property.
- C. Hours of operation: 10:00am to 8:00pm, or sunset whichever is earlier.
- D. The range shall be constructed in accordance with the provisions and guidelines of the "Range Safety Criteria" by the Office of Health, Safety and Security, Department of Energy, dated June 4, 2012, as amended.
- E. Additional site plan requirements:
 - 1. A "safety zone" showing location of all dwellings, houses, residences, or any other building, cabin or cottage occupied by human beings or any barn or other building used in connection therewith within five hundred (500) feet of the proposed range and their respective distance to the shooting range.
 - 2. The shooting range area including structures shall be no less than fifty (50) feet from front, side and rear property lines.
 - 3. Specific dimensions and size of the shooting range area including but not limited to: berm location, size, height, width and depth; other structures

deemed necessary for the proper safety i.e. shooting shed, downrange baffles, noise mitigation.

4. Engineering design of the shooting range shall incorporate the concept of “no blue sky” between the firing line and the target area.
5. Location of signage i.e. name of business, address, phone number.
6. Fence line with appropriate signage delineating a security perimeter to prevent or discourage trespass onto the shooting range facility. The type of fence may be at the discretion of the Planning Commission.
7. Additional internal access drives.
8. Parking area or areas including number and size of spaces. One (1) space required for every three (3) persons allowed.
9. Drainage, utilities (electrical and/or gas), sanitation facilities.